

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, AUGUST 03, 2021, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

**Presiding and Conducting:** Mayor Richard J. Child

**Elected Officials in Attendance:** Liz Crandall Attended via telephone  
Craig Jensen  
Matt Packard  
Mike Snelson  
Brett Nelson

**City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Kim Crane. Power Director Leon Fredrickson, Public Safety Director Lance Height, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Public Works Director Brad Stapley, Library Director Dan Mickelson, and Museum of Art Director Rita Wright

#### **CALL TO ORDER**

Mayor Child welcomed everyone and called the meeting to order at 7:00 p.m.

#### **INVOCATION AND PLEDGE**

Councilmember Packard offered the invocation, and Councilmember Snelson led the Pledge of Allegiance.

#### **APPROVAL OF THE MEETING'S AGENDA**

Mayor Child requested item #7 Consideration of an Easement Dedication from Springville City to the Central Utah Water Conservancy District (CUWCD) to allow improvements to the Swenson Dam diversion structure located on Hobble Creek on the Regular Agenda be moved to after item #3.

COUNCILMEMBER NELSON MOVED TO APPROVE THE AGENDA WITH CORRECTIONS. COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

#### **MAYORS COMMENTS**

Mayor Child welcomed the Council, staff, and those in attendance.

#### **PUBLIC COMMENT**

Mayor Child introduced the Public Comment section of the agenda. He asked if there were any written requests to speak submitted.

There were none.

#### **CONSENT AGENDA**

1. Approval of the minutes for the Regular Meeting held on June 01, 2021.

2. Approval of an Ordinance and amendment to the Sign District Map to Reflect Properties that have been Rezoned - Josh Yost, Community Development Director
3. Approval of the Condie Corner Subdivision located at 680 West Center Street in the R1-10 Single-Family Residential and WF-1 Westfields Overlay Zones - Josh Yost, Community Development Director

COUNCILMEMBER PACKARD MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN.

COUNCILMEMBER NELSON SECONDED THE MOTION, THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE	VIA TELEPHONE
COUNCILMEMBER JENSEN	AYE	
COUNCILMEMBER PACKARD	AYE	
COUNCILMEMBER SNELSON	AYE	
COUNCILMEMBER NELSON	AYE	

**ORDINANCE #15-2021 APPROVED**

7. **Consideration of an Easement Dedication from Springville City to the Central Utah Water Conservancy District (CUWCD) to allow improvements to the Swenson Dam diversion structure located on Hobble Creek - Brad Stapley, Public Works Director**

Director Stapley reported Springville City was approached by the Central Utah Water Conservancy District (CUWCD) to allow significant improvements to the aging Swenson Dam diversion structure. The proposed improvements would add adjustable gates, metering devices, and SCADA to assist in the June Sucker Recovery Program while preserving the existing Springville Irrigation District's and the City's irrigation take-out structures. The CUWCD project would be federally funded, with no cost to the City. The existing aged Swenson Dam structure is located on City property in the area of Averett Avenue; therefore, a grant of easements would be needed.

Councilmember Snelson asked if the current structure would be moved. Director Stapley stated it would go away and a gate will be controlled by CUWCD, also the water district will be monitoring the flow.

COUNCILMEMBER SNELSON MOVED TO APPROVE A GRANT OF EASEMENTS FROM SPRINGVILLE CITY TO THE CENTRAL UTAH WATER CONSERVANCY DISTRICT (CUWCD) TO ALLOW IMPROVEMENTS TO THE SWENSON DAM DIVERSION STRUCTURE LOCATED ON HOBBLE CREEK.

COUNCILMEMBER JENSEN SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

**PUBLIC HEARING AGENDA**

4. **Public Hearing for consideration of a Resolution and Memorandum of Understanding with FRHP Lincolnshire LLC regarding 1750 W 1400 S, City of Springville, Utah County, Utah and Parcels #26-050-0042; #26-050-0041; and #26-050-0040 consisting of approximately 44.82 acres. - Troy Fitzgerald, City Administrator**

Administrator Fitzgerald presented the proposed resolution and Memorandum of Understanding. He reported Springville City owned significant property along 1600 South. Some of the property located near I-15 was acquired using transportation corridor preservation funds for a planned interchange on 1600 South. Over the years, the design for the interchange had changed and more property was available for possible development than was originally planned. As a result, Springville The city has begun to look at options to develop the property for the long-term benefit of the City. He explained both parties are working towards closing on the property and neither side has put funding down.

Mayor Child opened the public hearing.

COUNCILMEMBER SNELSON CLOSED THE PUBLIC HEARING. COUNCILMEMBER PACKARD SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

COUNCILMEMBER NELSON MOVED TO *APPROVE* **RESOLUTION #2021-39** AND A MEMORANDUM OF UNDERSTANDING WITH FRHP LINCOLNSHIRE, LLC.

COUNCILMEMBER SNELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE	VIA TELEPHONE
COUNCILMEMBER JENSEN	AYE	
COUNCILMEMBER PACKARD	AYE	
COUNCILMEMBER SNELSON	AYE	
COUNCILMEMBER NELSON	AYE	

**RESOLUTION #2021-39 APPROVED**

#### REGULAR AGENDA

5. Consideration of an Ordinance to amend Springville's Official Zone Map from the Highway Commercial (HC) and Light Industrial Manufacturing (LIM) Zones to the Regional Commercial (RC) Zone in parts of the following general areas. The areas are first, from 400 South to 1000 North between 2600 West and 1650 West, second, at the northeast quadrant of the intersection of I-15 and 1600 South, and third, along 1600 South between 1200 West and SR 51 - Josh Yost, Community Development Director (continued from July 06, 2021)

COUNCILMEMBER PACKARD MOVED TO CONTINUE THE ITEM FOR TWO WEEKS.

COUNCILMEMBER SNELSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE	VIA TELEPHONE
COUNCILMEMBER JENSEN	AYE	
COUNCILMEMBER PACKARD	AYE	
COUNCILMEMBER SNELSON	AYE	
COUNCILMEMBER NELSON	AYE	

**ORDINANCE #16-2021 APPROVED**

6. Consideration of an Ordinance amending the Official Zone Map on properties located in the area of 2300 E 850 S, parcel numbers 26:005:0007; 26:005:0029; 26:005:0100; 26:005:0102; and 26:005:0112, from the R1-15 Single-Family Residential Zone to the R1-10 Single-Family Residential Zone - Josh Yost, Community Development Director

**Director Yost reported**

Director Yost reported the subject property was currently an agricultural use. The petitioner was proposing to develop the property as a residential subdivision, and parcels were currently not within the Springville municipal boundary. Director Yost provided information and recommendations from the recent Planning Commission meeting regarding the request. The Planning Commission was a unanimous recommendation for denial. Staff would be willing to act on the council's recommendation.

Heather Wiseman, stated almost everyone in the R1-15 signed a petition, a vast majority are from the R1-10 area. New residents would access in front of her property and the R1-15 section. The area has a distinct character, country road designation in the area, lots adjacent are much larger and would create a disparity, most residents in the area have animal rights. The second hybrid plan was misleading and

not meeting the compromise of lot size. She would like to see larger lots and the integrity of the area maintained. Drainage and increased traffic are also of concern.

Kent Stephens, stated he was the applicant. He explained the difference between R1-10 and R1-15. He stated the design plan was to look at the individual characteristics of the area, with the most functional and desirable product. He provided information on the access roads. He has worked with staff to provide connectivity with full-width roads. Ten acres will be removed from the Highline Ditch. They have been willing to work with everyone and cater the project to benefit the properties surrounding the development. He explained the proposal has remained the same and he has been contacted by residents wanting to be a part of the development.

Ellen Brown stated she knew the property would eventually be sold and developed. It backs up to the Stulce family lane, which she expressed they opposed. She was not opposed to the building, she would like to see the city stay with what was put in place initially. The area has a rural feel, she has talked to people that would like to buy larger lots and not smaller ones. She hopes the council would consider staying with original zoning. Not many improvements are needed other than 850 South being connected.

Jeff Tidwell stated his property is west of the proposed area and would be a big impact on the development. He said it should stay with the R1-15 as planned and hopes the council listens to the Planning Commission and the neighborhood. He was not against the building; however, more is not always better. He stated it would create a traffic issue and there would be an opportunity to temper it and stay with the R1-15.

Eric Orme stated he was with the development team and a development agreement would be entered into with Springville City.

John Park stated the area is a very special place. He could not afford an acre lot. He would like his kids to be able to experience the area. That is why he supports the zone change.

Robbie Peterson wanted to express his support for the changing of the zoning.

Megan Rojas stated she was a realtor and has had families contact her about the area. Each lot makes a difference in the housing shortage. She works with families that cannot afford the larger lots. The impact on families being able to get a home is life-changing.

Craig Stulce was representing the Stulce family's interest, they own property along the east side of the development. There was not an understanding of how the property connected in the Planning Commission. They have the same feeling as others in the area. It is inevitable it will be developed. They will be benefiting the property owners and they support the zone change. They would also be a beneficiary of the development.

Administrator Fitzgerald stated the item before the council is for a zone change only, not a specific development.

Melissa Chivers grew up in Springville blocks away from the area. She is looking for property to purchase to build on in the area. Giving the developers flexibility is the most logical.

Tammy Carter lives in the area. She stated she lived in a development that was changed, it helps to maintain and preserve an area. Green space was promised for the area she lives in and would hope the city would recognize this for her area.

David Wiseman stated with zoning there is an implicit promise the zoning would stay intact. There is a bigger disparity, potential benefit, those adjacent do not see the benefit. The minimal change requested would not have a dramatic price difference, but it will dramatically change for the people who live in the area. He asked the council to please listen to the citizens living in the area.

Howard Stewart stated he was concerned about the traffic. Most who live in the area do not want more traffic. It looks like something Orem city would have.

Taylor Hendershot stated he feels the goal was money. He has no interest in a zone change. The area is wonderful the way it is and is what makes it special.

Councilmember Packard commented he has attended the Planning Commission meetings and either way it goes, he wanted to thank the applicant for how he has approached and worked with the City.

Councilmember Nelson stated the change from R1-15 to R1-10 is not a big change and asked if five additional homes would make a difference.

Councilmember Snelson expressed it was important for the council to listen to the existing neighbors have their voices known.

Councilmember Packard stated the Planning Commission and staff have gone through and reviewed and given their recommendations to deny.

Councilmember Jensen the current residents purchased the property as an R1-15 and the voices have been heard from the residents to the Planning Commission.

Councilmember Crandall appreciated the comments made by all. She leans towards leaving it as R1-15. The residents purchased to live in the R1-15 and she would like to honor their request.

COUNCILMEMBER SNELSON MOVED TO DENY THE AMENDMENT TO THE OFFICIAL ZONE MAP FOR PROPERTIES LOCATED IN THE AREA OF 2300 E 850 S, PARCEL NUMBERS 26:005:0007; 26:005:0029; AND, 26:005:0112, FROM THE R1-15 SINGLE-FAMILY RESIDENTIAL ZONE TO THE R1-10 SINGLE-FAMILY RESIDENTIAL ZONE.

COUNCILMEMBER PACKARD SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOUR AYES AND ONE NAY, THE MOTION PASSED.

**8. Consideration of an Ordinance amending Springville City Code 11-6-134 Accessory Dwelling Units - Josh Yost, Community Development Director**

Attorney Penrod asked the council to continue the item to give staff more time to review

COUNCILMEMBER SNELSON MOVED TO CONTINUE THE ITEM TO THE NEXT REGULAR COUNCIL MEETING

COUNCILMEMBER PACKARD SECONDED THE MOTION. ALL PRESENT VOTED AYE.

**MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Child asked if there were any comments. There were none.

**CLOSED SESSION**

**9. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session as provided by UCA 52-4-205.***


There was none.

**ADJOURNMENT**

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE REGULAR MEETING AT 8:25 P.M. COUNCILMEMBER PACKARD SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

*This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, August 03, 2021  
I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, August 03, 2021.*

DATE APPROVED: \_\_\_\_\_ October 05, 2021

  
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Kim Crane  
City Recorder